

Accrington – Unit 2A Everest Works, Abraham Street BB5 0PG
Light Industrial Unit to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



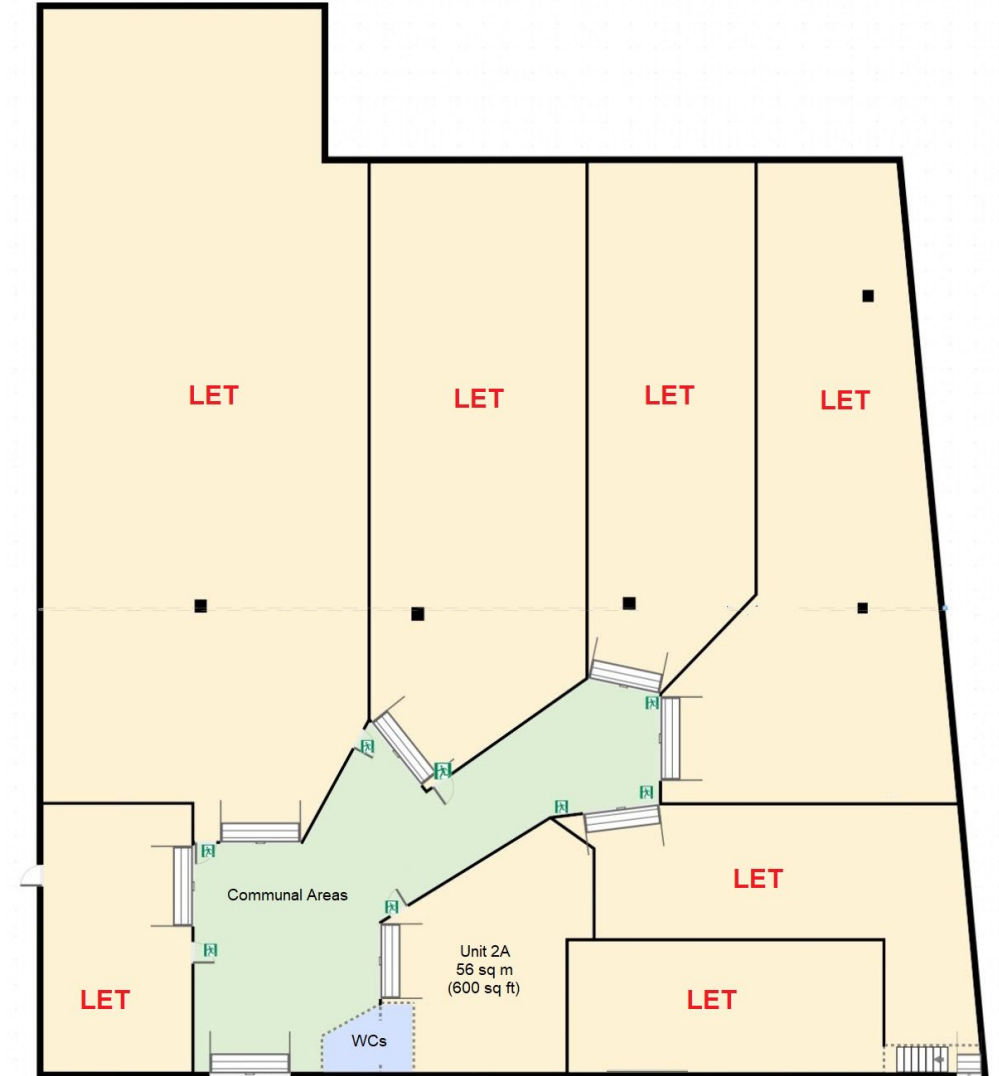
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Light Industrial Unit to Rent



Property Features:

- Comprises light industrial warehouse unit available on a new lease with terms to be agreed by negotiation
- Total available area size 56 sq m (600 sq ft)
- VAT is NOT applicable to this property
- Excellent access to major roads and highways, including the M65, A56, and A679, Occupiers close by include
- Public transportation options are also readily available, with bus stops located just a short walk away on Victoria Street.



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Unit 2A:

Comprises open plan warehouse unit with shared communal access and WC. The property is suitable for variety of uses and benefits from vehicular access, providing the following accommodation and dimensions:

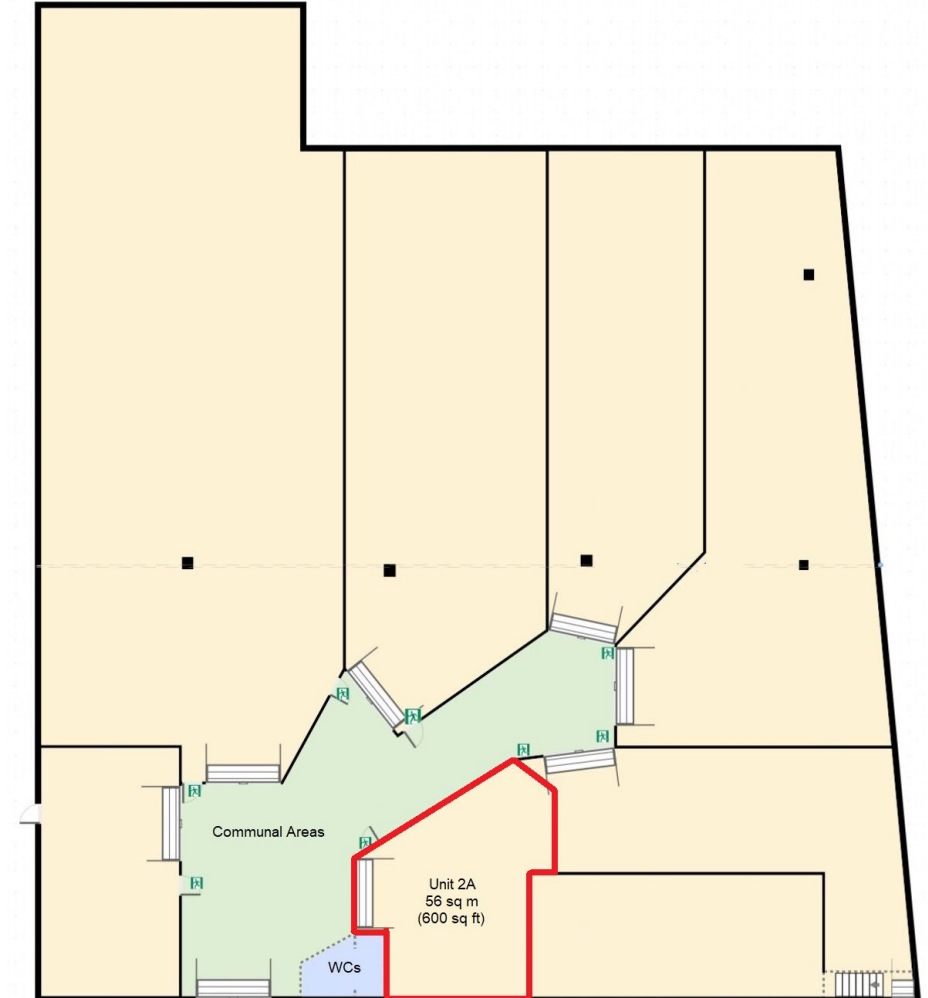
Ground Floor: 56 sq m (600 sq ft)
Open plan warehouse

Terms:

Available on a new lease with terms to be agreed by negotiation
Rent: £103.85 per week (PCM: £450)
£9 per sq ft per annum
Deposit: £1,350 (3 Months)

Business Rates:

Small business rates relief applicable subject to terms.

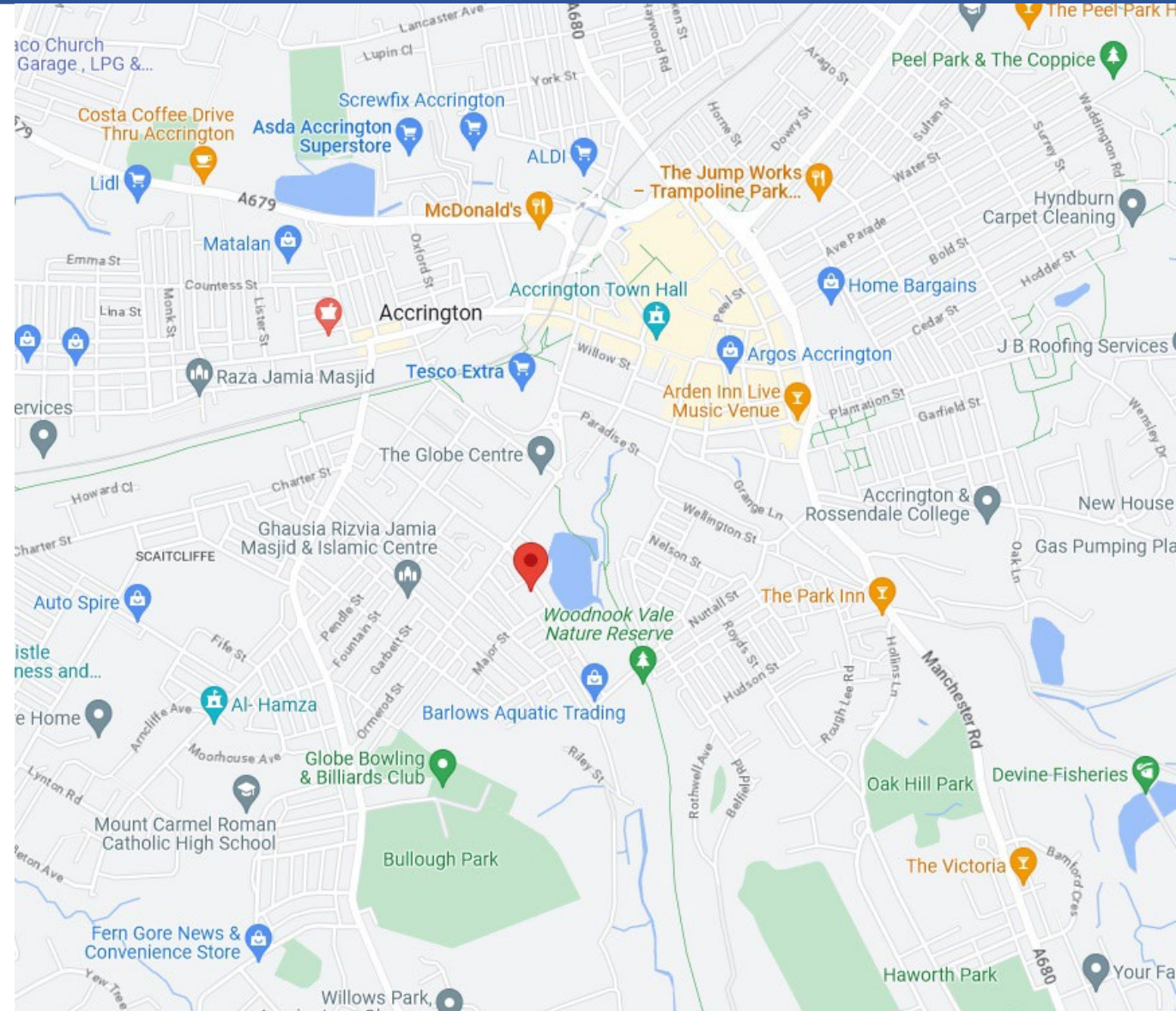


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Location:

The property is situated in the heart of Victoria Street, which is a prominent light industrial area in the region. The location provides excellent access to major roads and highways, including the M65, A56, and A679, allowing for easy transportation to nearby towns and cities. Public transportation options are also readily available, with bus stops located just a short walk away on Victoria Street. The Accrington railway station is also conveniently located within a mile of the property, providing direct links to nearby towns and cities such as Blackburn, Manchester, and Leeds. The surrounding area is home to several major supermarkets, including a Tesco Superstore and an Asda Superstore, providing businesses with easy access to essential amenities.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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